



AVON ROAD, MELTON MOWBRAY

Asking Price Of £205,000

Two Bedrooms

Freehold



SEMI-DETACHED HOUSE

GARAGE AND CARPORT

GREAT FIRST TIME BUY

LOCAL AMENITIES NEARBY

OFF ROAD PARKING

FRONT AND REAR GARDENS

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

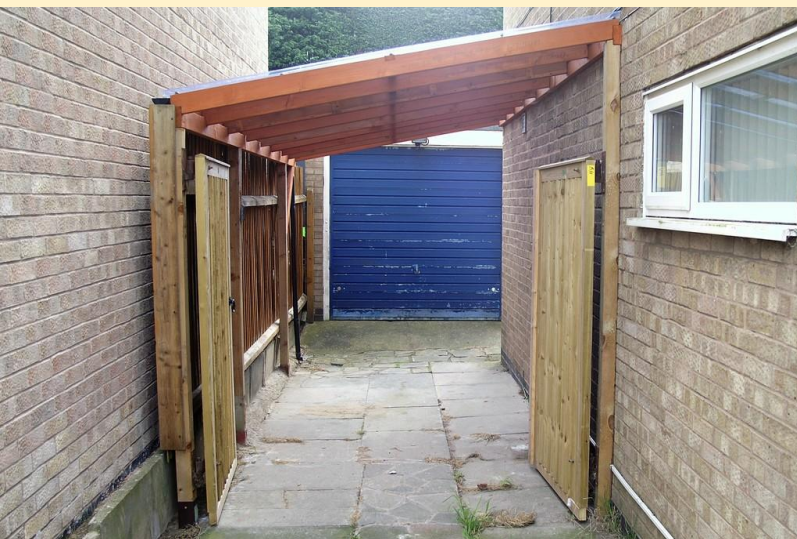
info@middletons.uk.com





Great first time buyers opportunity, two bedroom semi-detached house situated to the south side of Melton Mowbray. Within close proximity to local amenities, schools and the town centre.

The accommodation on offer comprises; entrance hall, lounge and breakfast kitchen to the ground floor. Two bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking, carport, garage and a good sized rear garden.



ENTRANCE HALL Part glazed door into the porch, door into the entrance hall having stairs rising to the first floor landing, window to the side aspect and door through to the lounge.

LOUNGE 10' 6" x 14' 0" (3.22m x 4.27m) Extended lounge having a window to the front aspect, radiator, feature fireplace with gas fire, TV aerial point, carpet flooring and opening through to the breakfast kitchen.

KITCHEN/BREAKFAST ROOM 8' 2" x 13' 6" (2.51m x 4.14m) Fitted with a modern range of wall, base and drawer units, solid wood work surfaces, stainless steel sink and drainer unit, space and plumbing for a washing machine, integrated fridge, electric oven, induction hob and extractor fan. Window to the rear aspect, door through to the utility area, radiator and vinyl flooring.

UTILITY ROOM 5' 2" x 7' 4" (1.6m x 2.26m) A handy space for storage or as a sun room having patio doors to the rear garden and laminate wood flooring.

LANDING Taking the stairs from the entrance hall to the first floor having a window to the side aspect, loft access hatch, built-in storage cupboards and doors off to;

MASTER BEDROOM 10' 4" x 10' 4" (3.15m x 3.16m) Having a window to the front aspect, radiator, built-in wardrobe and carpet flooring.

BEDROOM 7' 8" x 10' 10" (2.36m x 3.32m) Another double room having a window to the rear aspect, radiator and carpet flooring.

BATHROOM 6' 0" x 5' 6" (1.84m x 1.7m) Comprising of a 'P' shaped bath with waterfall shower over and glazed shower screen, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, part tiled walls and laminate wood flooring.

OUTSIDE TO THE FRONT Formal lawn to the front with a paved driveway to the side providing ample off road parking and access to the carport and garage.

GARAGE 8' 0" x 19' 04" (2.46m x 5.9m) Having an up and over door, power and light connected, window to the rear and a personnel door to the side.

REAR GARDEN Arranged over two levels, having paving to the lower level with steps up to a formal lawn, large garden shed, carport with gates to the front and garden tap.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







Ground Floor

Approx. 39.9 sq. metres (429.0 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.5 sq. feet)



Total area: approx. 70.3 sq. metres (756.4 sq. feet)

This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.